



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of July 06, 2025 - July 12, 2025

Single-family existing homes

- Sales of single-family homes decreased to 435 during the week of July 06, from 480 the week prior
- The median price of single family homes decreased to \$439,999 a change of -0.5%
- The number of single-family home foreclosure transactions increased to 4 from 1 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 110, and now sits at 9,484

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 124 during the week of July 06, from 122 the week prior
- The median price of condos, townhomes, and villas increased to \$273,000 a change of 3.0%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 6, and now sits at 4,480

Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

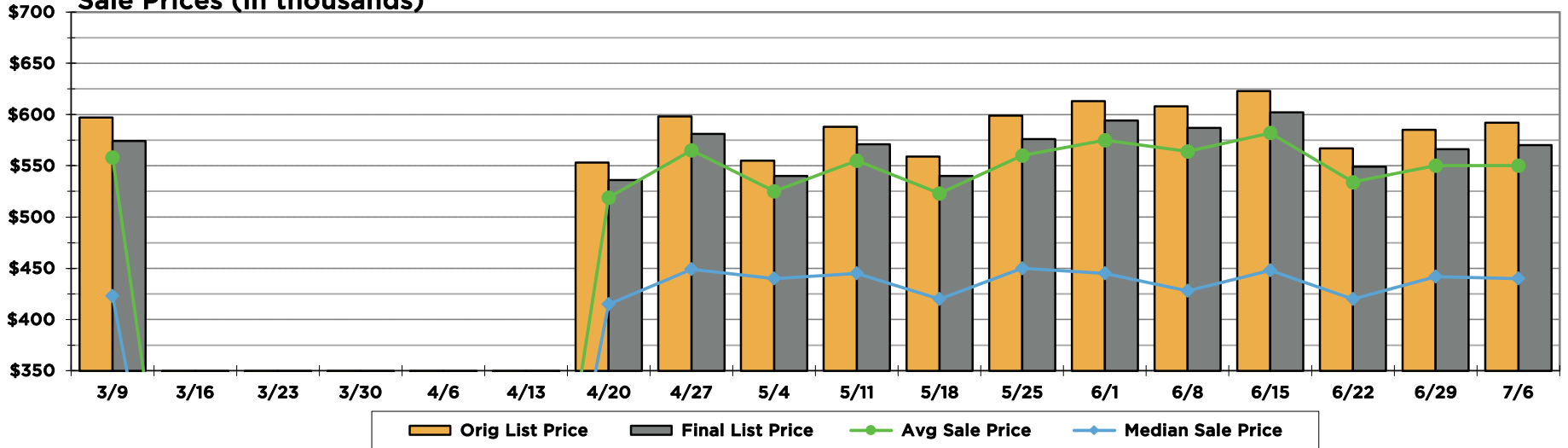
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	435	36	32	119	82	125	41
Bank Owned	4	2	0	1	1	0	0
Short Sales	1	0	1	0	0	0	0
Other	430	34	31	118	81	125	41
Active Listings	9,484	615	536	1,882	1,955	3,522	974
Bank Owned	49	11	6	13	9	9	1
Short Sales	50	6	6	19	11	8	0
Other	9,385	598	524	1,850	1,935	3,505	973
Months of Inventory	5.03	3.94	3.87	3.65	5.50	6.50	5.48
<u>List Price</u>							
Average Original List Price	\$591,869	\$208,933	\$295,540	\$365,930	\$471,759	\$688,770	\$1,759,951
Average Final List Price	\$569,765	\$189,331	\$282,732	\$355,206	\$457,527	\$664,393	\$1,686,549
<u>Sale Price</u>							
Average Price	\$550,244	\$182,243	\$276,794	\$347,198	\$447,223	\$646,564	\$1,588,503
Median Price	\$439,999	\$199,950	\$277,000	\$349,000	\$442,500	\$622,500	\$1,275,000
<u>Price Differences</u>							
Original to Final List Price	-\$22,104	-\$19,602	-\$12,808	-\$10,724	-\$14,232	-\$24,377	-\$73,402
Original List to Sale Price - \$	-\$41,625	-\$26,690	-\$18,746	-\$18,732	-\$24,536	-\$42,206	-\$171,448
Final List to Sale Price - \$	-\$19,521	-\$7,088	-\$5,938	-\$8,008	-\$10,304	-\$17,829	-\$98,046
Original List to Sale Price - %	92.97%	87.23%	93.66%	94.88%	94.80%	93.87%	90.26%
Final List to Sale Price - %	96.57%	96.26%	97.90%	97.75%	97.75%	97.32%	94.19%
<u>Days on the Market</u>							
Avg Days Listing to Contract	66	95	61	63	56	65	77
Combined Avg Days to Contract	75	110	70	68	69	76	85
Avg Days Listing to Closing	102	131	98	98	88	103	115
Avg Days Contract to Close	36	37	36	35	32	37	42
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,140	1,190	1,303	1,511	1,929	2,724	4,100

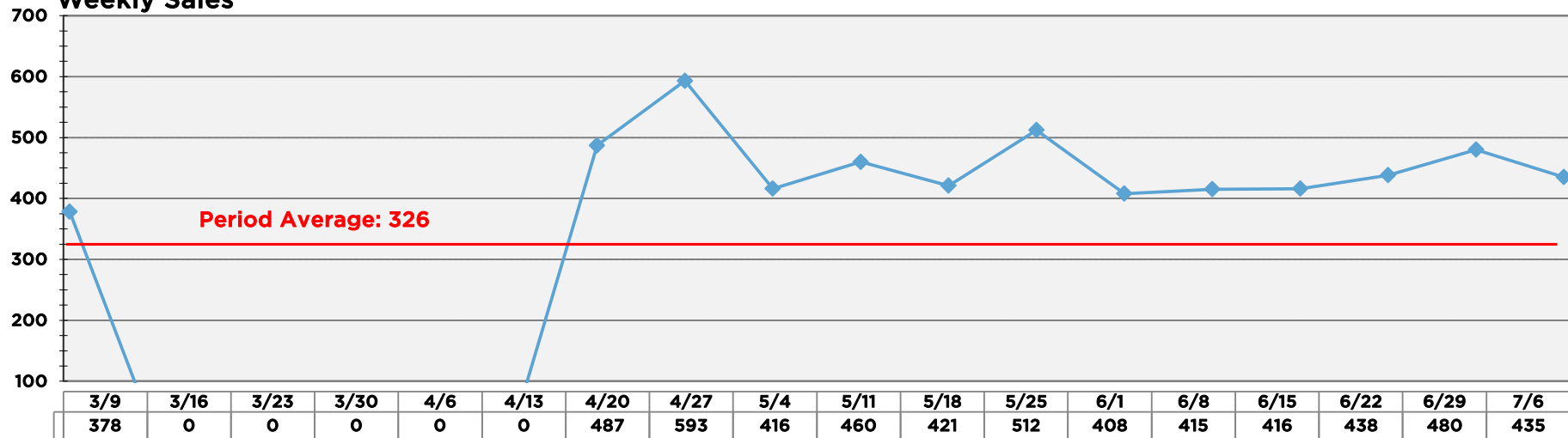
Monday Morning Quarterback
07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



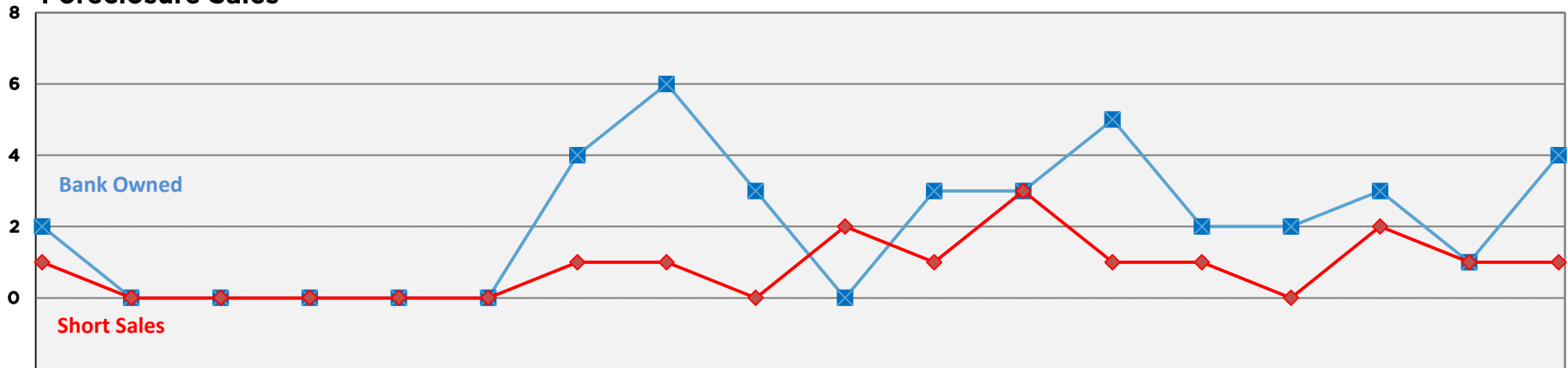
Weekly Sales



Monday Morning Quarterback
07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

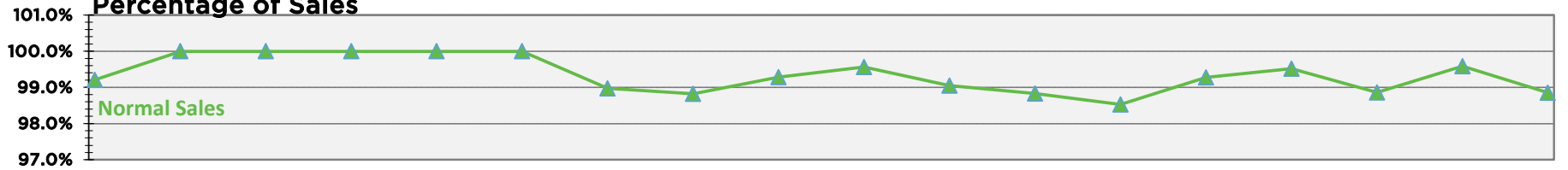
Single Family Homes

Foreclosure Sales

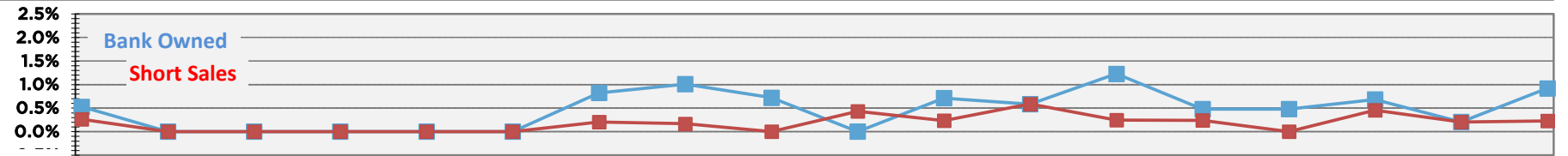


	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
BO	2	0	0	0	0	0	4	6	3	0	3	3	5	2	2	3	1	4
SS	1	0	0	0	0	0	1	1	0	2	1	3	1	1	0	2	1	1

Percentage of Sales



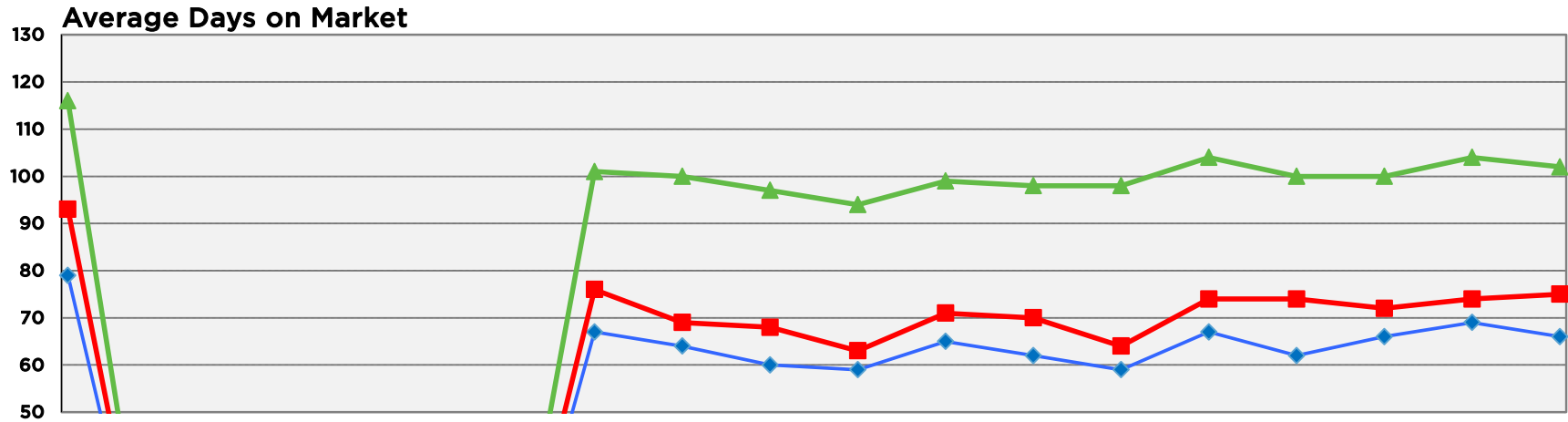
	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Normal	99.21%	100.00%	100.00%	100.00%	100.00%	100.00%	98.97%	98.82%	99.28%	99.57%	99.05%	98.83%	98.53%	99.28%	99.52%	98.86%	99.58%	98.85%



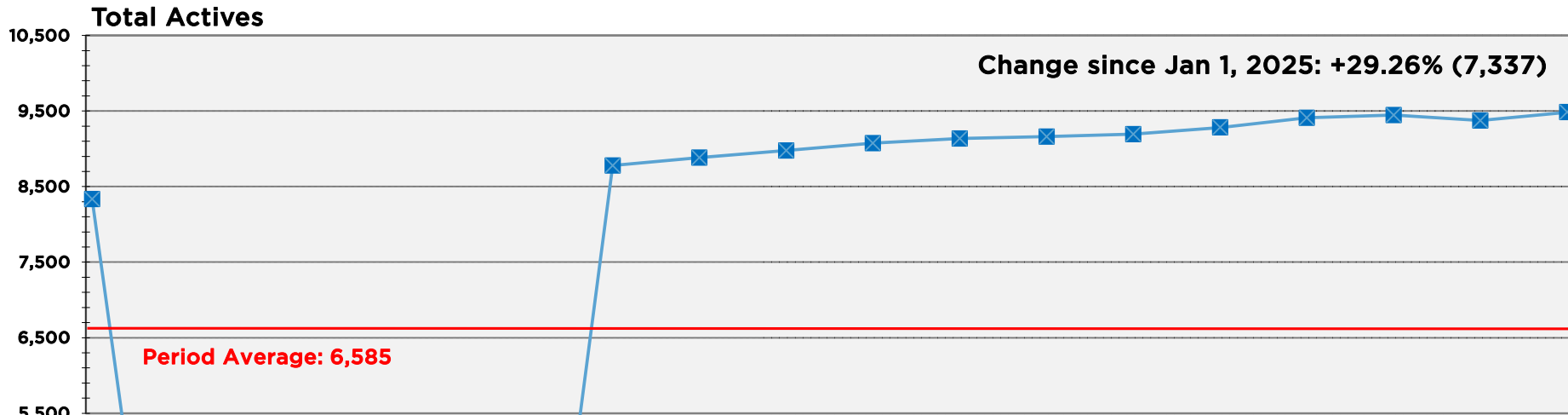
	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
BO	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%	0.68%	0.21%	0.92%
SS	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%	0.46%	0.21%	0.23%

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07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



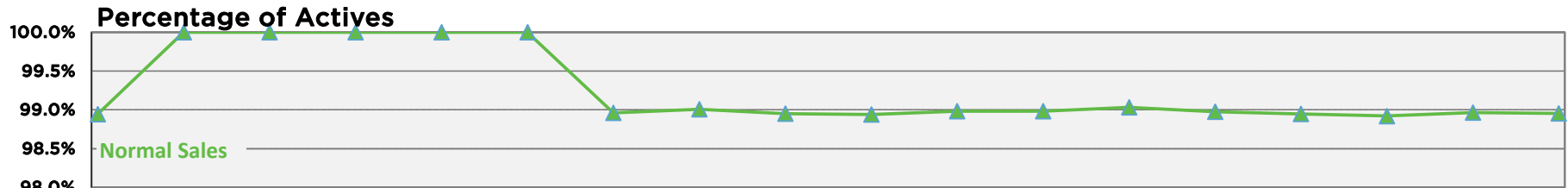
ListToContract	79	0	0	0	0	0	67	64	60	59	65	62	59	67	62	66	69	66
CombDaysOnMkt	93	0	0	0	0	0	76	69	68	63	71	70	64	74	74	72	74	75
ListToClose	116	0	0	0	0	0	101	100	97	94	99	98	98	104	100	100	104	102



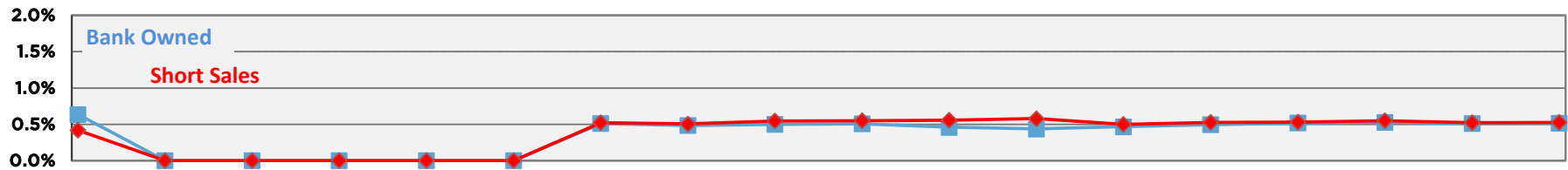
	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
	8,335	0	0	0	0	0	8,779	8,884	8,976	9,076	9,136	9,161	9,193	9,282	9,411	9,447	9,374	9,484

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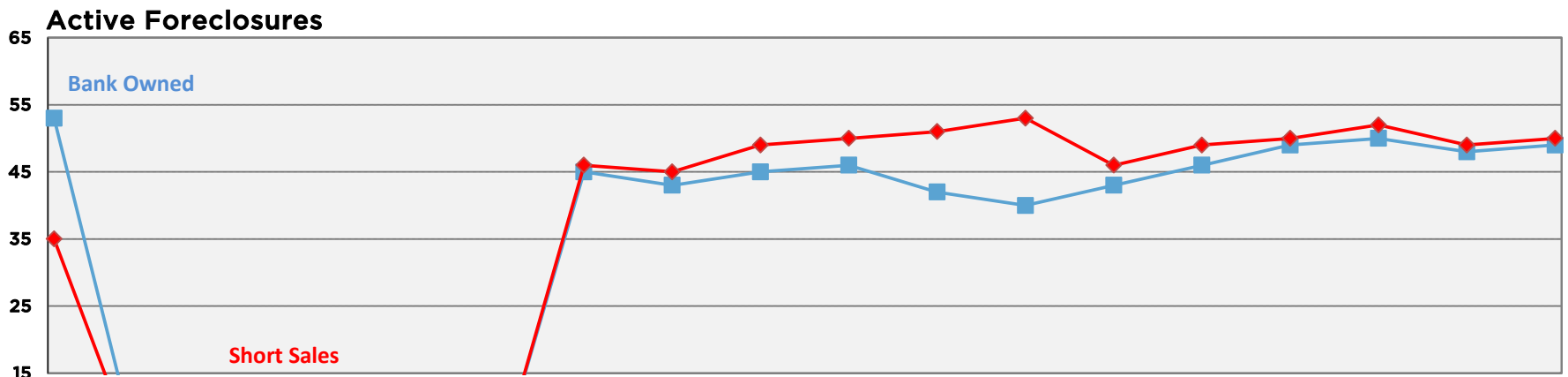
Single Family Homes



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Normal	98.94%	100.00	100.00	100.00	100.00	100.00	98.96%	99.01%	98.95%	98.94%	98.98%	98.98%	99.03%	98.98%	98.95%	98.92%	98.97%	98.96%



BO	0.64%	0.00%	0.00%	0.00%	0.00%	0.00%	0.51%	0.48%	0.50%	0.51%	0.46%	0.44%	0.47%	0.50%	0.52%	0.53%	0.51%	0.52%
SS	0.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.52%	0.51%	0.55%	0.55%	0.56%	0.58%	0.50%	0.53%	0.53%	0.55%	0.52%	0.53%

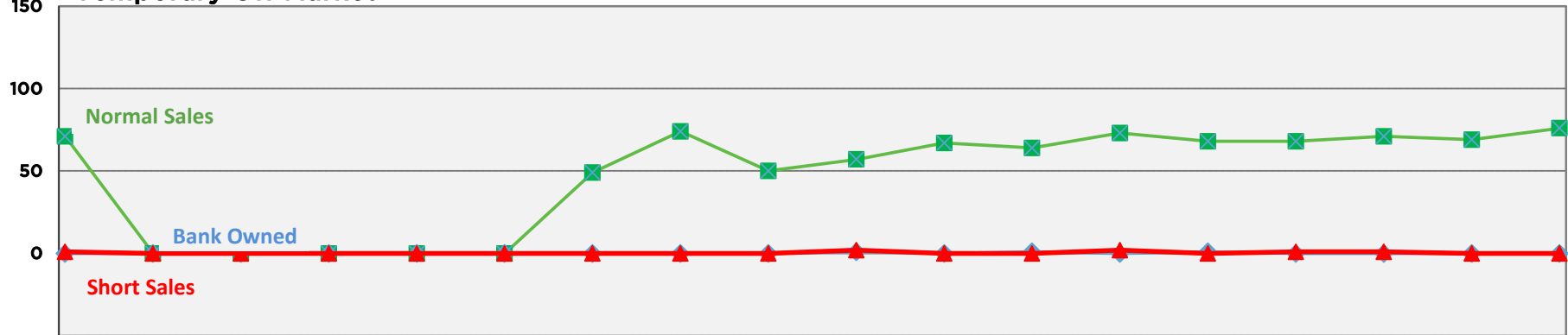


BO	53	0	0	0	0	0	45	43	45	46	42	40	43	46	49	50	48	49
SS	35	0	0	0	0	0	46	45	49	50	51	53	46	49	50	52	49	50

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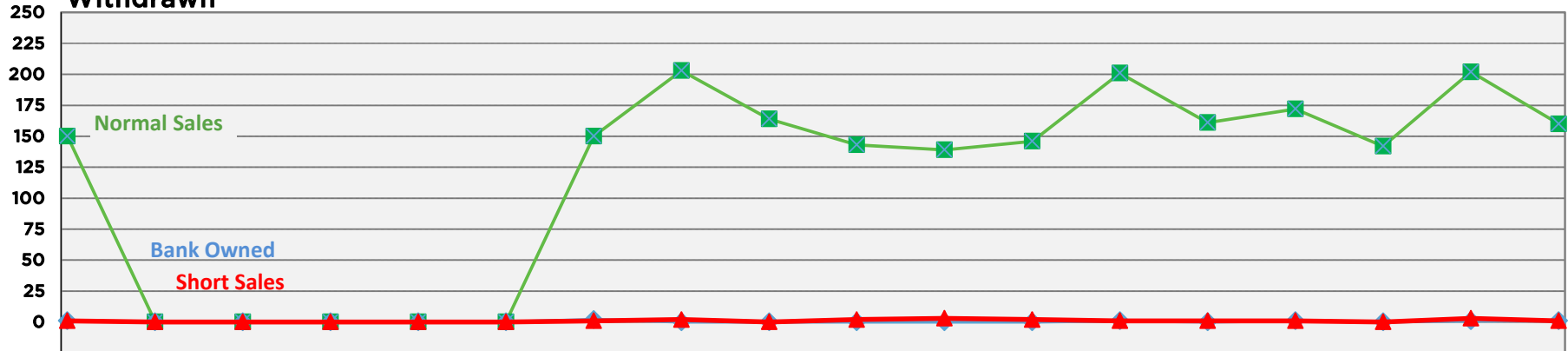
Single Family Homes

Temporary Off Market



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Norm	71	0	0	0	0	0	49	74	50	57	67	64	73	68	68	71	69	76
BO	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	0	0
SS	1	0	0	0	0	0	0	0	0	2	0	0	2	0	1	1	0	0

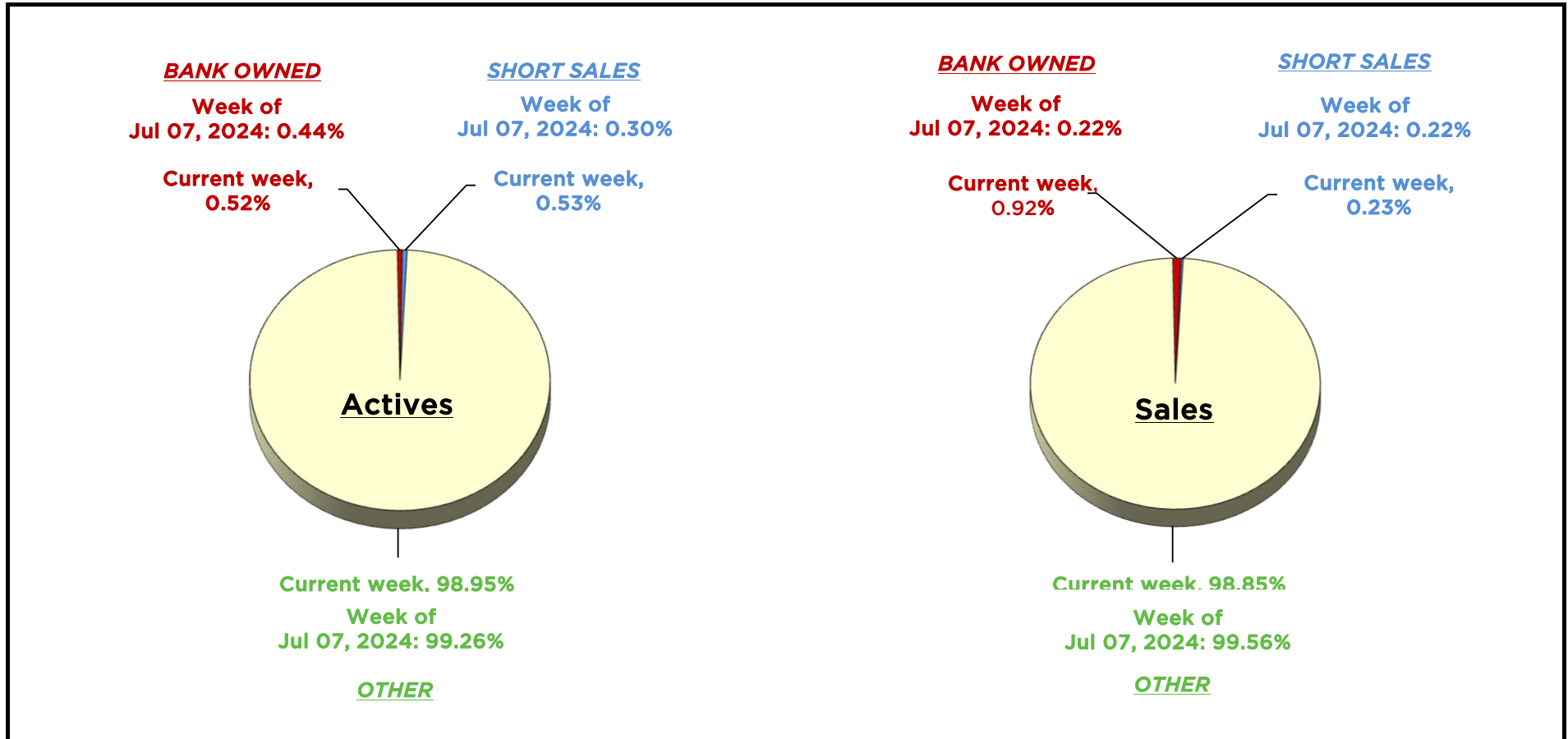
Withdrawn



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Norm	150	0	0	0	0	0	150	203	164	143	139	146	201	161	172	142	202	160
BO	1	0	0	0	0	0	2	0	0	0	0	0	1	0	1	0	1	1
SS	1	0	0	0	0	0	1	2	0	2	3	2	1	1	1	0	3	1

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Single Family Homes



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07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

There are 82 Single Family Homes available for the Median Price of \$439,999 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		17	\$439,946	3.5	2.0	1,788	\$246.09
Altamonte Springs (East)	32701	1	\$440,000	3.0	2.0	2,127	\$206.86
Casselberry	32707	2	\$439,945	3.0	2.0	1,801	\$244.28
Winter Springs / Tuskawilla	32708	2	\$439,950	3.0	2.0	1,551	\$283.75
Altamonte Springs / Forest City	32714	1	\$440,000	4.0	2.0	1,849	\$237.97
Longwood (East)	32750	3	\$439,900	4.0	2.0	1,881	\$233.82
Chuluota/Oviedo	32766	1	\$440,000	3.0	2.0	1,455	\$302.41
Sanford / Lake Forest	32771	3	\$439,900	3.3	2.0	1,708	\$257.60
Sanford (South)	32773	1	\$440,000	4.0	2.0	2,097	\$209.82
Longwood / Wekiva Springs	32779	1	\$439,900	3.0	2.0	1,602	\$274.59
Winter Park	32792	2	\$440,000	4.0	2.0	1,896	\$232.07
Orange County		23	\$439,980	3.6	2.0	1,771	\$248.37
Apopka / Hunt Club	32703	1	\$440,400	4.0	3.0	2,390	\$184.27
Apopka (North)	32712	1	\$440,000	3.0	2.0	1,879	\$234.17
Mount Dora	32757	1	\$440,000	5.0	3.0	2,256	\$195.04
Winter Park (East) / Aloma	32792	1	\$440,000	4.0	2.0	1,821	\$241.63
Colonialtown	32803	2	\$440,000	2.0	1.0	894	\$492.17
College Park	32804	2	\$439,950	3.0	2.0	1,223	\$359.73
Delaney / Crystal Lake	32806	1	\$440,000	3.0	2.0	1,841	\$239.00
Azalea Park	32807	1	\$440,000	4.0	2.0	1,746	\$252.00
Union Park	32817	1	\$440,000	4.0	2.0	2,030	\$216.75
Taft	32824	2	\$440,000	4.0	2.0	1,783	\$246.78
Union Park / Chickasaw	32829	1	\$440,000	4.0	2.0	2,038	\$215.90
Wedgfield	32833	1	\$439,900	4.0	2.0	2,140	\$205.56
Metro West / Orlo Vista	32835	1	\$440,000	3.0	2.0	1,695	\$259.59
Hunters Creek	32837	1	\$439,500	3.0	2.0	1,762	\$249.43
Ocoee	34761	5	\$439,970	3.8	2.0	1,944	\$226.32
Winter Garden / Oakland	34787	1	\$440,000	4.0	2.0	1,626	\$270.60
Osceola County		13	\$439,991	3.8	2.4	2,072	\$212.38
Kissimmee (East)	34744	2	\$439,995	4.0	2.5	1,999	\$220.11
Kissimmee (West) / Pleasant Hill	34746	2	\$439,950	4.5	3.0	1,804	\$243.94
Kissimmee / Poinciana	34758	3	\$439,997	4.0	2.0	2,324	\$189.33
St Cloud	34769	1	\$440,000	3.0	2.0	1,556	\$282.78
St Cloud / Narcoossee	34771	2	\$440,000	3.5	2.0	2,043	\$215.37
St Cloud / Canoe Creek	34772	2	\$440,000	3.5	2.5	2,211	\$199.05
St Cloud / Harmony	34773	1	\$440,000	4.0	3.0	2,292	\$191.97

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07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

There are 82 Single Family Homes available for the Median Price of \$439,999 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Lake County		29	\$439,960	3.3	2.0	2,123	\$207.24
Lady Lake / The Villages	32159	2	\$440,000	2.5	2.0	2,058	\$213.80
Eustis (East)	32736	1	\$439,999	4.0	2.0	2,608	\$168.71
Mount Dora	32757	1	\$439,900	3.0	2.0	2,186	\$201.24
Sorrento / Mt Plymouth	32776	2	\$440,000	4.0	2.0	2,215	\$198.65
Tavares / Mt Plymouth	32778	2	\$440,000	4.0	2.5	2,614	\$168.36
Clermont (Central)	34711	4	\$439,925	3.0	2.3	1,964	\$224.02
Clermont (South)	34714	4	\$439,975	3.5	2.0	1,902	\$231.32
Minneola	34715	3	\$439,983	3.3	2.0	1,817	\$242.19
Groveland	34736	2	\$439,950	4.0	2.0	2,319	\$189.76
Leesburg (West)	34748	6	\$439,932	3.0	2.0	2,349	\$187.32
Mascotte	34753	1	\$440,000	3.0	2.0	2,064	\$213.18
Montverde	34756	1	\$439,900	3.0	1.0	1,293	\$340.22

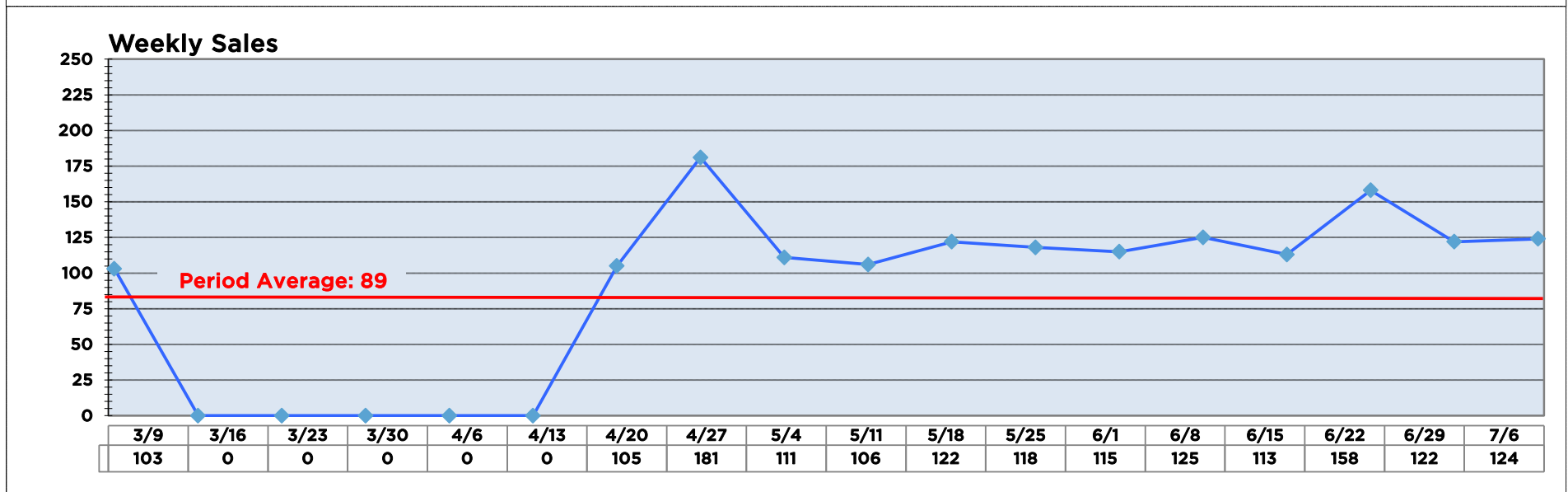
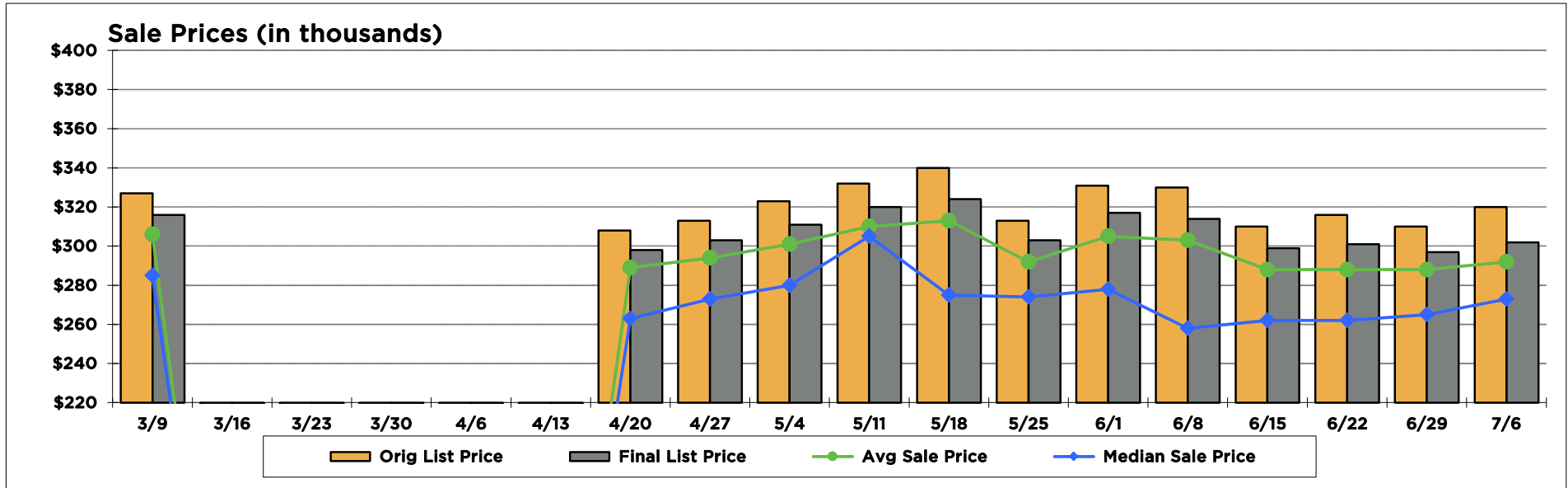
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	124	58	18	27	13	8	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	124	58	18	27	13	8	0
Active Listings	4,480	1,753	659	1,155	581	318	14
Bank Owned	10	5	2	2	1	0	0
Short Sales	26	5	9	11	1	0	0
Other	4,444	1,743	648	1,142	579	318	14
Months of Inventory	8.34	6.98	8.45	9.87	10.31	9.17	0.00
<u>List Price</u>							
Average Original List Price	\$320,142	\$207,879	\$304,638	\$374,077	\$486,238	\$717,000	\$0
Average Final List Price	\$302,015	\$191,961	\$291,471	\$350,255	\$464,761	\$696,363	\$0
<u>Sale Price</u>							
Average Price	\$291,592	\$181,131	\$280,889	\$342,661	\$453,385	\$681,250	\$0
Median Price	\$273,000	\$174,000	\$283,499	\$335,000	\$460,000	\$602,500	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$18,127	-\$15,918	-\$13,167	-\$23,822	-\$21,477	-\$20,637	\$0
Original List to Sale Price - \$	-\$28,550	-\$26,748	-\$23,749	-\$31,416	-\$32,853	-\$35,750	\$0
Final List to Sale Price - \$	-\$10,423	-\$10,830	-\$10,582	-\$7,594	-\$11,376	-\$15,113	\$0
Original List to Sale Price - %	91.08%	87.13%	92.20%	91.60%	93.24%	95.01%	0.00%
Final List to Sale Price - %	96.55%	94.36%	96.37%	97.83%	97.55%	97.83%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	106	116	116	98	103	46	0
Combined Avg Days to Contract	119	131	143	98	103	66	0
Avg Days Listing to Closing	136	144	150	131	133	70	0
Avg Days Contract to Close	30	28	34	33	29	26	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	1	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,360	1,052	1,362	1,569	1,828	2,120	0

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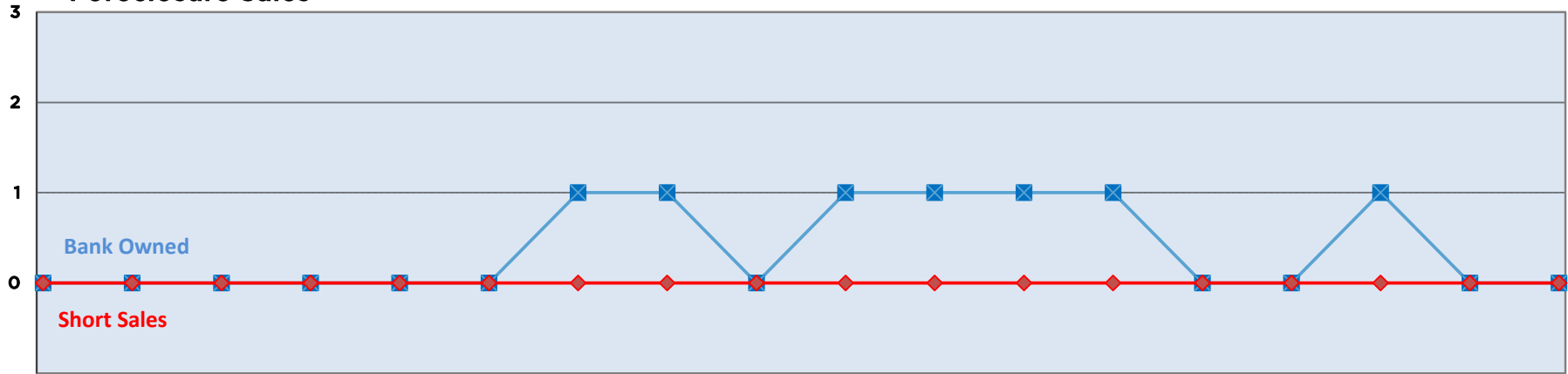
Condos, Townhomes, Villas



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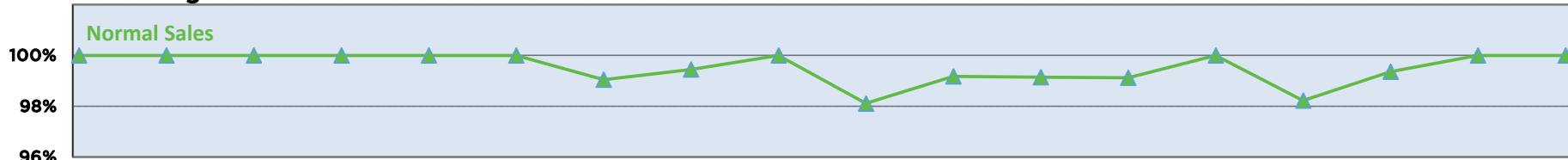
Condos, Townhomes, Villas

Foreclosure Sales

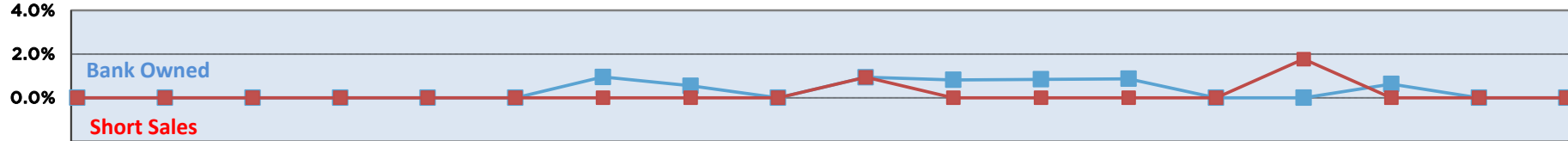


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BO	0	0	0	0	0	0	1	1	0	1	1	1	1	0	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Normal	100.00	100.00	100.00	100.00	100.00	100.00	99.05%	99.45%	100.00	98.11%	99.18%	99.15%	99.13%	100.00	98.23%	99.37%	100.00	100.00

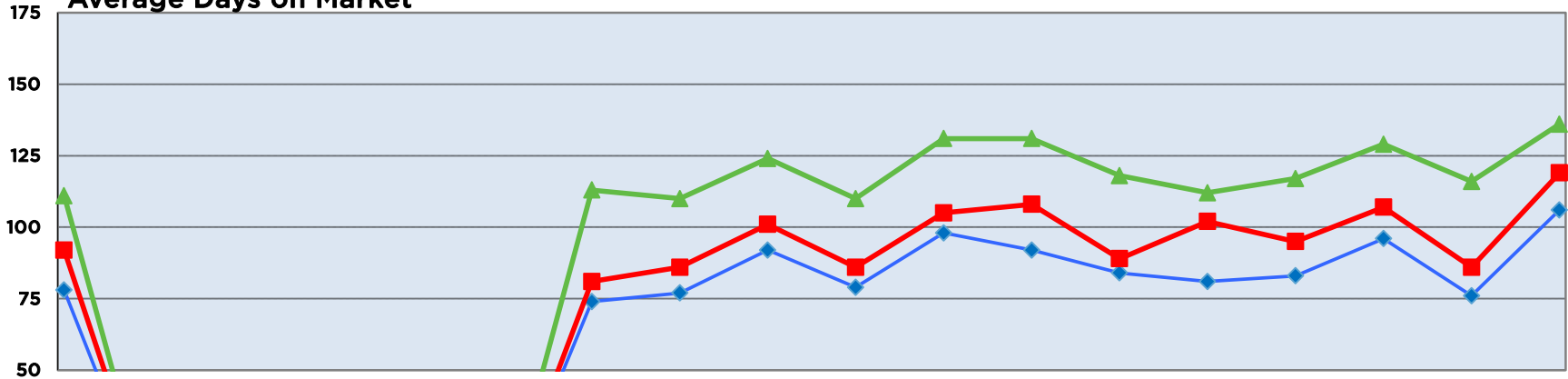


	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
BO	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%	0.63%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%	0.00%	0.00%	0.00%

Monday Morning Quarterback
07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

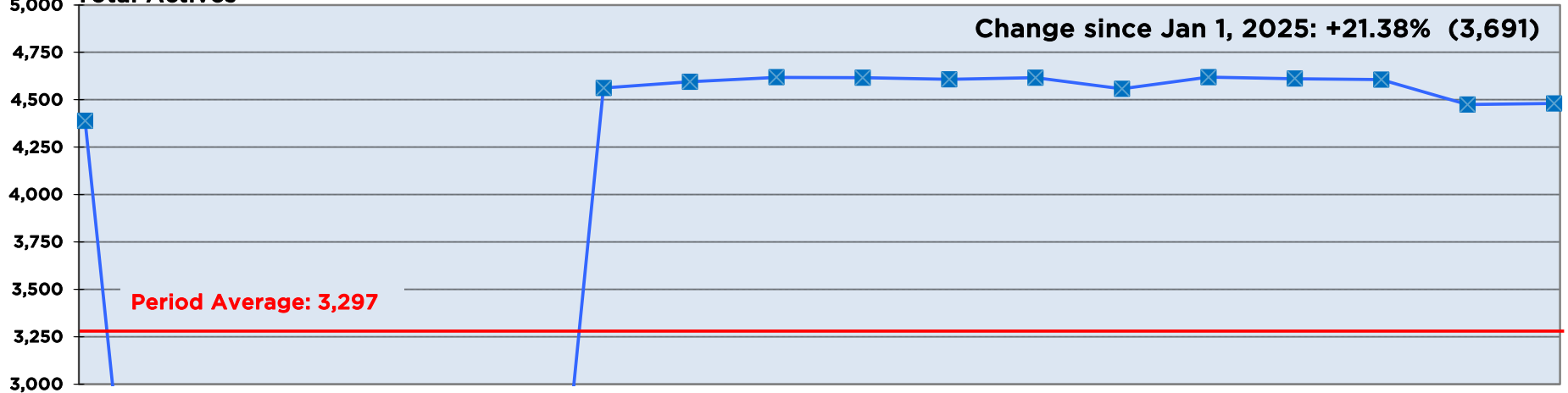
Condos, Townhomes, Villas

Average Days on Market



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
ListToContract	78	0	0	0	0	0	74	77	92	79	98	92	84	81	83	96	76	106
CombDaysOnMkt	92	0	0	0	0	0	81	86	101	86	105	108	89	102	95	107	86	119
ListToClose	111	0	0	0	0	0	113	110	124	110	131	131	118	112	117	129	116	136

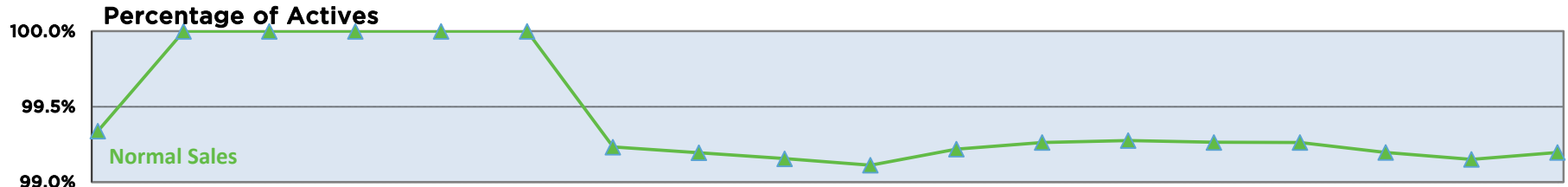
Total Actives



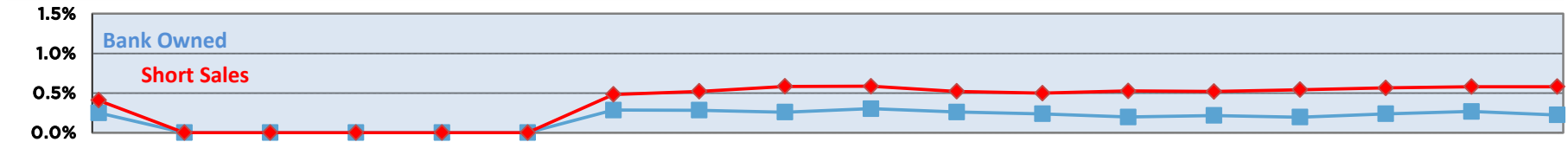
	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Total Actives	4,388	0	0	0	0	0	4,562	4,595	4,618	4,616	4,607	4,616	4,557	4,619	4,611	4,606	4,474	4,480

Monday Morning Quarterback
07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

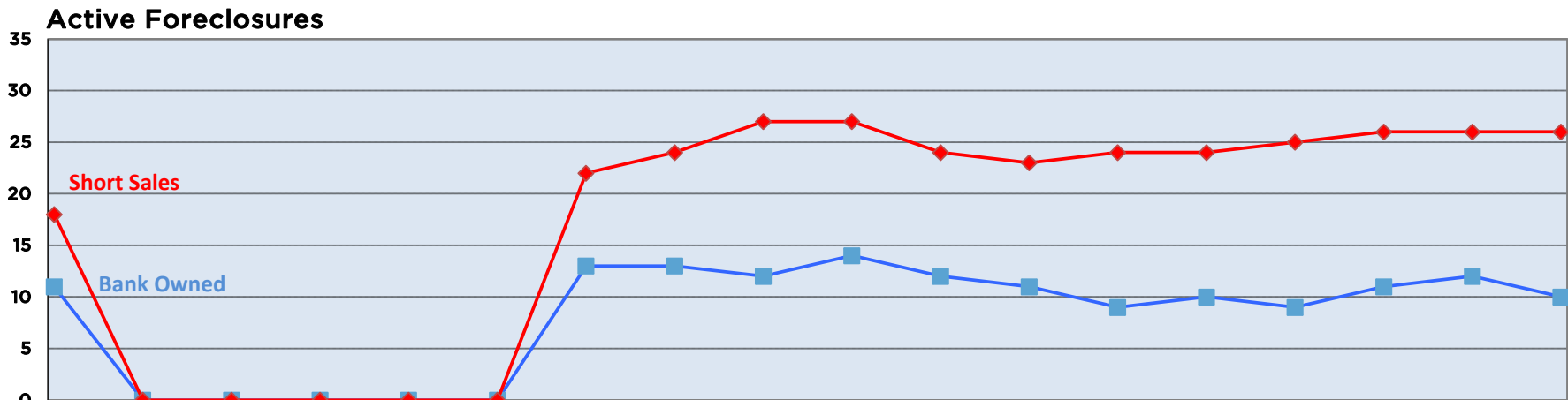
Condos, Townhomes, Villas



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Normal	99.34%	100.00	100.00	100.00	100.00	100.00	99.23%	99.19%	99.16%	99.11%	99.22%	99.26%	99.28%	99.26%	99.26%	99.20%	99.15%	99.20%



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
BO	0.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.28%	0.28%	0.26%	0.30%	0.26%	0.24%	0.20%	0.22%	0.20%	0.24%	0.27%	0.22%
SS	0.41%	0.00%	0.00%	0.00%	0.00%	0.00%	0.48%	0.52%	0.58%	0.58%	0.52%	0.50%	0.53%	0.52%	0.54%	0.56%	0.58%	0.58%



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
BO	11	0	0	0	0	0	13	13	12	14	12	11	9	10	9	11	12	10
SS	18	0	0	0	0	0	22	24	27	27	24	23	24	24	25	26	26	26

Monday Morning Quarterback
07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

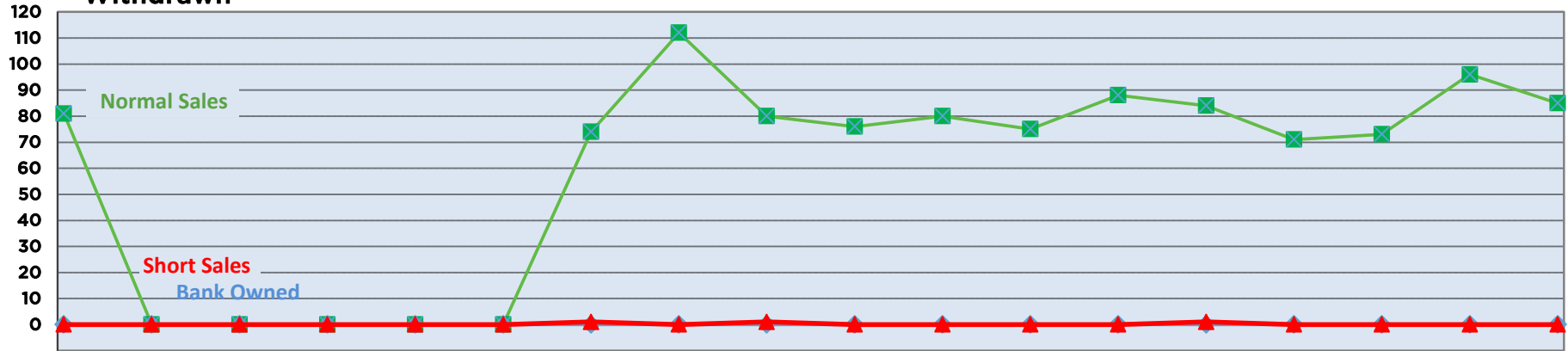
Condos, Townhomes, Villas

Temporary Off Market



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Norm	23	0	0	0	0	0	15	21	17	32	23	31	26	24	17	26	32	23
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0

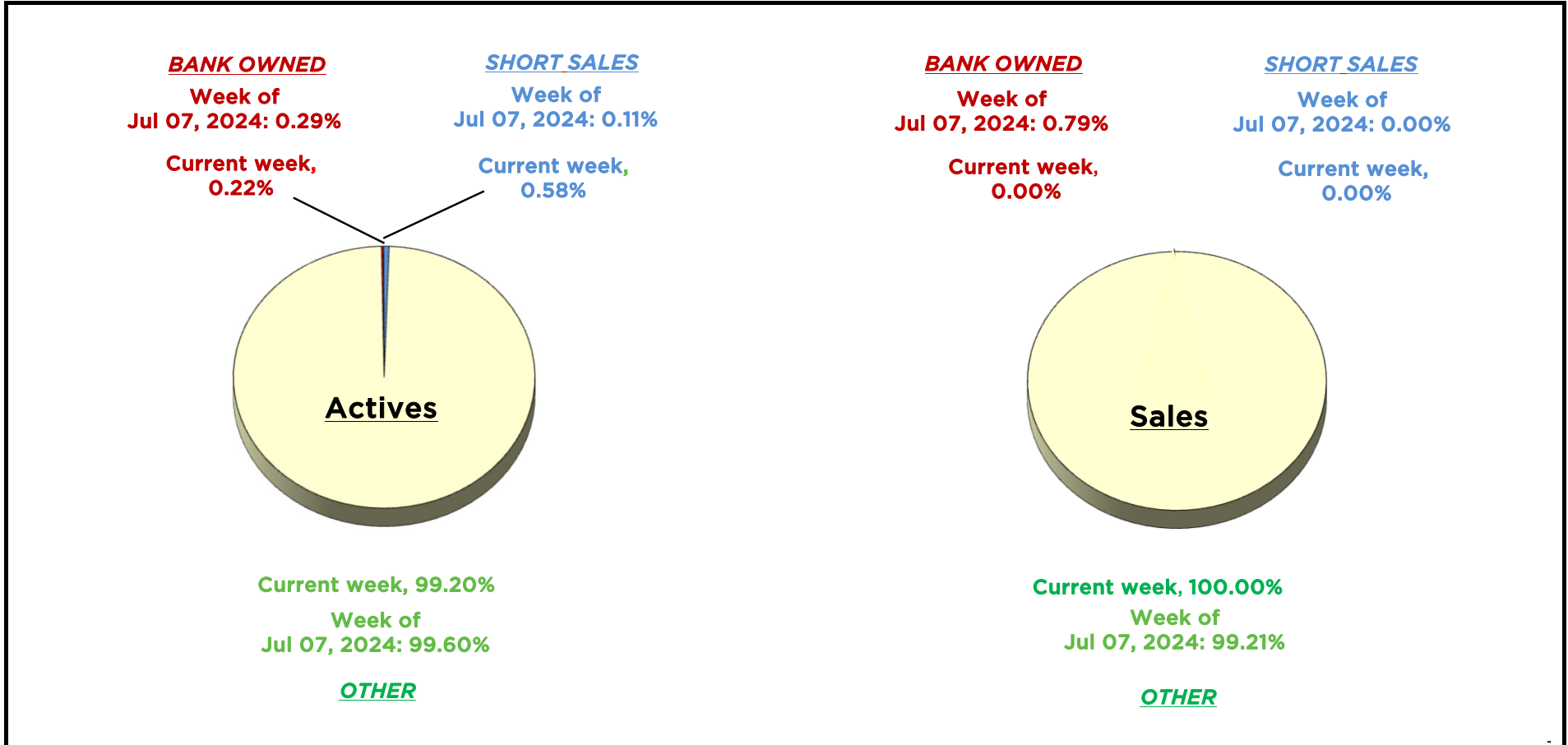
Withdrawn



	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6
Norm	81	0	0	0	0	0	74	112	80	76	80	75	88	84	71	73	96	85
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	0	0

Monday Morning Quarterback
07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
07/06/2025 - 07/12/2025
Lake, Orange, Osceola & Seminole Counties

There are 5 Condos, Villas, or Townhomes available for the Median Price of \$273,000 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		4	\$273,098	2.0	1.8	1,153	\$236.91
Azalea Park	32807	1	\$273,500	2.0	1.0	763	\$358.45
Taft	32824	1	\$272,990	2.0	2.0	1,303	\$209.51
Metro West / Orlo Vista	32835	1	\$273,000	2.0	2.0	1,107	\$246.61
Pine Castle / Edgewood	32839	1	\$272,900	2.0	2.0	1,438	\$189.78
Osceola County		1	\$273,000	4.0	3.0	1,470	\$185.71
Kissimmee (Central)	34741	1	\$273,000	4.0	3.0	1,470	\$185.71